

# MAJESTIC COMMERCENTER PHASE II

## SITE PLAN NOTES

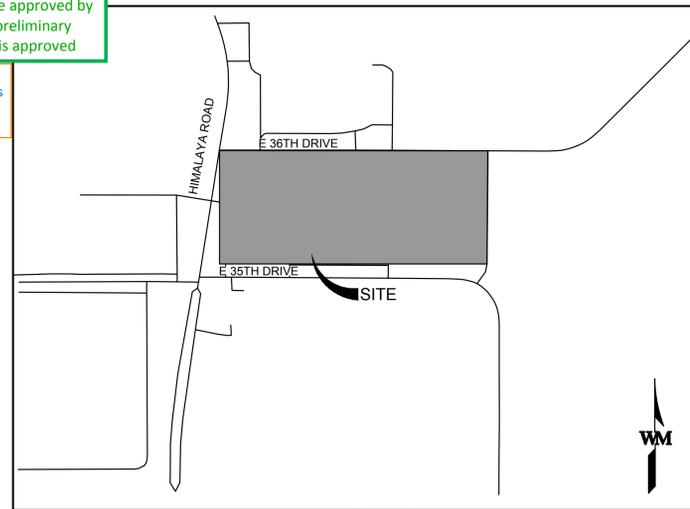
## ADD'L SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOME OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS SERVICE/EMERGENCY AND UTILITY EASEMENTS AND SHALL BE POSTED NO PARKING FIRE LANE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. LANDSCAPING TO BE INSTALLED UPON COMPLETION OF PARKING LOT ADDITION.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS- CONSTRUCTION PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 34.122 AND 34.129 OF THE AURORA CITY CODE.
- ALL FUTURE ROOF TOP EQUIPMENT THAT PROJECT 3' OR LESS ABOVE ADJACENT ROOF PARAPET SHALL BE PAINTED TO MATCH THE ADJACENT PARAPET. ALL ROOF TOP EQUIPMENT PROJECTING HIGHER THAN 3' ABOVE ADJACENT PARAPET MAY REQUIRE AN EQUIPMENT SCREEN BASED UPON REVIEW OF THE CONDITION BY THE CITY OF AURORA PLANNING DEPARTMENT VIA ADMINISTRATIVE AMENDMENT. IN ANY EVENT ROOF TOP SCREENING SHALL MEET THE REQUIREMENTS OF THE MPIP.
- NOTWITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ET CETERA SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CHANGES AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE, LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAN OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- NOT USED.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- NOT USED.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
- ACCESSIBLE ROUTE OF TRAVEL: ACCESSIBLE EXTERIOR ROUTES SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 50% OF ALL BUILDING ENTRANCES SHALL BE ACCESSIBLE. THE ACCESSIBLE ROUTE BETWEEN ACCESSIBLE PARKING AND ACCESSIBLE BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36" AND SHALL BE PAINTED WITH WHITE STRIPES. REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE CONTINUOUS FROM EACH REQUIRED ACCESSIBLE OCCUPIED AREA TO THE PUBLIC WAY. THE "ACCESSIBLE EXTERIOR ROUTES" SHALL COMPLY WITH UBC CHAPTER 11, APPENDIX 11, AND CABO / ANSI 117.1.
- IN LOCATIONS WHERE UTILITY EASEMENTS OVERLAP DRAINAGE EASEMENTS, ONLY SUBSURFACE UTILITIES SHALL BE PERMITTED WITHIN THE PORTION OF THE UTILITY EASEMENT THAT OVERLAPS THE DRAINAGE EASEMENT. INSTALLATION OF ABOVE GROUND UTILITIES WITHIN A DRAINAGE EASEMENT REQUIRES PRIOR WRITTEN APPROVAL BY THE CITY ENGINEER.

# AURORA, COLORADO

The site plan will not be approved by public works until the preliminary drainage letter/report is approved

Preliminary Drainage report has been submitted for signature set



VICINITY MAP  
SCALE: 1" = 500'

### AMENDMENTS:

<b>Minor Amendment 5-10-2006</b>
Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)
Add security fence
Add parking for lights
<del>Minor change 11-22-11 8:34 PM</del>
<del>Change trailer parking on east side</del>
<del>Add security fence and gates</del>
<del>Add parking lot lights</del>
ADDITIONAL PARKING TO REPLACE BLDG 8, CANOPY ADDITION TO REPLACE DRIVE UP DOOR ON BUILDING 9

### LEGAL DESCRIPTION

MAJESTIC COMMERCENTER SUBDIVISION FILING NO. 2 LOT 3, BLOCK 1 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

### BUILDING 9 ADDITIONAL PARKING DATA BLOCK

TOTAL SPACES PROVIDED (INCLUDING BUILDING 9 PROVIDED)	120 (BUILDING 9 PROVIDED) + 288 (ADDITIONAL PARKING) = 408 TOTAL SPACES
ACCESSIBLE SPACES REQUIRED	9 (2% OF TOTAL PROVIDED, 2015 IBC TABLE 1160.1)
ACCESSIBLE SPACES PROVIDED	6 (SPACES PROVIDED WITH BLDG 9) 3 (SPACES PROVIDED WITH ADDITIONAL PARKING LOT) 9 TOTAL SPACES

SITE DATA	BLDG. No. 6	BLDG. No. 7	BLDG. No. 8	BLDG. No. 9	TOTAL
LAND AREA WITHIN PROPERTY LINES	6.85 ACRES	9.12 ACRES	<del>48.5 ACRES</del>	6.38 ACRES	51.62 ACRES
GROSS FLOOR AREA (41-16 CITY CODE)	41.9 % 125,000 SQ. FT.	50.3 % 200,000 SQ. FT.	<del>48.5 % 200,000 SQ. FT.</del>	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
NUMBER OF BUILDINGS	ONE	ONE	<del>ONE</del>	ONE	FOUR
TOTAL BUILDING COVERAGE	41.9 % 125,000 SQ. FT.	50.3 % 200,000 SQ. FT.	<del>48.5 % 200,000 SQ. FT.</del>	54.0 % 150,000 SQ. FT.	49.0 % 675,000 SQ. FT.
HARD SURFACE AREA (EXCLUSIVE OF BUILDINGS)	37.7 % 112,620 SQ. FT.	38.8 % 154,072 SQ. FT.	<del>39.2 % 159,551 SQ. FT.</del>	35.9 % 99,844 SQ. FT.**	38.2 % 526,087 SQ. FT.
LANDSCAPED AREA WITHIN SITE (41-16 CITY CODE)	26.4 % 80,766 SQ. FT.	10.9 % 43,195 SQ. FT.	11.0 % 44,250 SQ. FT.	10.1 % 28,069 SQ. FT.	12.8 % 176,280 SQ. FT.
PRESENT ZONING CLASSIFICATION	M-1	M-1	<del>M-1</del>	M-1	M-1
PROPOSED USES	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE	<del>WAREHOUSE / OFFICE</del>	WAREHOUSE / OFFICE	WAREHOUSE / OFFICE
PERMITTED MAXIMUM SIGN AREA	600 SQ. FT.	600 SQ. FT.	<del>600 SQ. FT.</del>	600 SQ. FT.	2,400 SQ. FT.
TYPE OF SIGN	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL	<del>FREESTANDING AND/OR WALL</del>	FREESTANDING AND/OR WALL	FREESTANDING AND/OR WALL
NUMBER OF STORES	ONE	ONE	<del>ONE</del>	ONE	ONE
MAXIMUM HEIGHT OF BUILDINGS	40 FT.	40 FT.	<del>40 FT.</del>	40 FT.	40 FT.
LOADING SPACES	REQUIRED: 4 PROVIDED: 29	REQUIRED: 4 PROVIDED: 52	<del>REQUIRED: 4 PROVIDED: 52</del>	REQUIRED: 4 PROVIDED: 28	REQUIRED: 16 PROVIDED: 161
PARKING SPACES	REQUIRED: 99 PROVIDED: 165	REQUIRED: 160 PROVIDED: 164*	<del>REQUIRED: 160 PROVIDED: 164*</del>	REQUIRED: 120 PROVIDED: 120*	REQUIRED: 539 PROVIDED: 613*
HANDICAP SPACES	REQUIRED: 4 PROVIDED: 8	REQUIRED: 5 PROVIDED: 12	<del>REQUIRED: 5 PROVIDED: 12</del>	REQUIRED: 4 PROVIDED: 6	REQUIRED: 18 PROVIDED: 38

\* 51 STALLS WITH WIDTH OF 8.5 FT.

\* 48 STALLS WITH WIDTH OF 8.5 FT.

\* INCLUDES 18 STALLS FOR POSSIBLE FUTURE USE

\*\* INCLUDES RAIL YARD

- IRRIGATION WILL BE SUPPLIED FOR FUTURE LANDSCAPED ISLANDS AS REQUIRED, AND WILL BE A PART OF TENANT IMPROVEMENT DEVELOPMENT PROCESS.
- TT1E TRUCK STAGING AREA BETWEEN THE BUILDINGS WILL NOT BE USED FOR OUTDOOR STORAGE UNLESS ADEQUATELY SCREENED FROM THE STREET.
- PARKING FOR FUTURE USERS WILL MEET THE REQUIREMENTS OF SECTION V, OFF STREET PARKING OF THE MPIP IF USES CHANGE FROM GENERAL INDUSTRIAL TO OFFICE USE.
- ALL CROSSINGS OR ENCROACHMENTS INTO EASEMENTS AND RIGHTS-OF-WAY OWNED BY THE CITY OF AURORA ("CITY") IDENTIFIED AS BEING PRIVATELY-OWNED AND MAINTAINED HEREIN ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO CITY'S USE AND OCCUPANCY OF SAID EASEMENTS OR RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID CROSSINGS OR ENCROACHMENTS UPON REQUEST FROM THE CITY AND AT NO EXPENSE TO THE CITY. THE CITY RESERVES THE RIGHT TO MAKE FULL USE OF THE EASEMENTS AND RIGHTS-OF-WAY AS MAY BE NECESSARY OR CONVENIENT AND THE CITY RETAINS ALL RIGHTS TO OPERATE, MAINTAIN, INSTALL, REPAIR, REMOVE OR RELOCATE ANY CITY FACILITIES LOCATED WITHIN SAID EASEMENTS AND RIGHTS-OF-WAY AT ANY TIME AND IN SUCH A MANNER AS IT DEEMS NECESSARY OR CONVENIENT.
- ARCHITECTURAL FEATURES (I.E. BAY WINDOWS, FIREPLACES, ROOF OVERHANG, GUTTERS, EAVES, FOUNDATION, FOOTINGS, CANTILEVERED WALLS, ETC.) ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- MCC PHASE II WILL GENERATE APPROXIMATELY 614 TRIPS DURING THE EVENING PEAK HOUR (BASED ON ITE TRIP GENERATION RATES)
- INTERIM DETENTION PONDS AND EARTHER CHANNELS ARE NOT TO LANDSCAPED AT THIS TIME. IF PERMANENT FACILITIES HAVE NOT REPLACED IN INTERIM FACILITIES BY THE END OF THE YEAR 2000, THE INTERIM FACILITIES WILL BE IMPROVED TO MPIP STANDARDS.

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2	SITE PLAN SHEET INDEX
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4	BLDG NO. 7 SITE PLAN
5	ADDITIONAL PARKING SITE PLAN
5.1	ADDITIONAL PARKING GRADING PLAN
5.2	ADDITIONAL PARKING UTILITY PLAN
6	BLDG NO. 9 SITE PLAN
7	DETAILS AND LEGEND
8	BLDG NO. 6 ELEVATIONS
9	BLDG NO. 7 ELEVATIONS
10	BLDG NO. 8 ELEVATIONS
11	BLDG NO. 9 ELEVATIONS
S-4	PATIO COVER SECTIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES
L4	FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS
13	PHOTOMETRIC PLAN
14	PHOTOMETRIC PLAN

THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN, ABANDONMENT WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.

### NOTES FOR ELECTRONICALLY OPERATED GATES:

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".
- A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

### NOTES FOR MANUALLY OPERATED GATES:

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. MANUALLY OPERATED GATING SYSTEMS SHALL BE EQUIPPED WITH A KNOX PADLOCK, OR OTHER APPROVED KNOX LOCKING DEVICE. GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".
- A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

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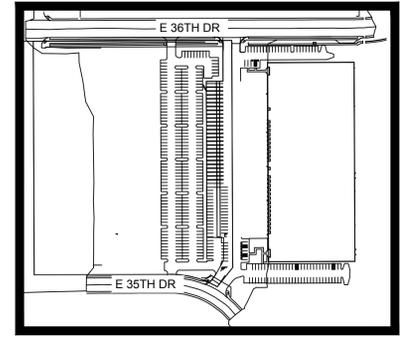
FOR AND ON BEHALF  
OF WARE MALCOMB

MAJESTIC COMMERCENTER FILING NO. 2  
**BUILDING 9 ADDITIONAL PARKING**  
COVER SHEET & NOTES

REMARKS

JOB NO.: DCS21-4086  
PA / PM: BJH  
DESIGNED: TRS  
DATE:  
PLOT DATE: 4/29/22

SHEET  
**1**  
Sheet of



KEYMAP  
1" = 250'

LEGEND:

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED WALK
- EXISTING EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED FIRE LANE EASEMENT
- ICC A117.1 ACCESSIBLE ROUTE
- PARKING COUNT
- FDC W/ APPROVED KNOX HARDWARE
- NEW FIRE HYDRANT W/ BOLLARD PROTECTION
- EXISTING FIRE HYDRANT
- KNOX BOX
- PROPOSED

NOTES:

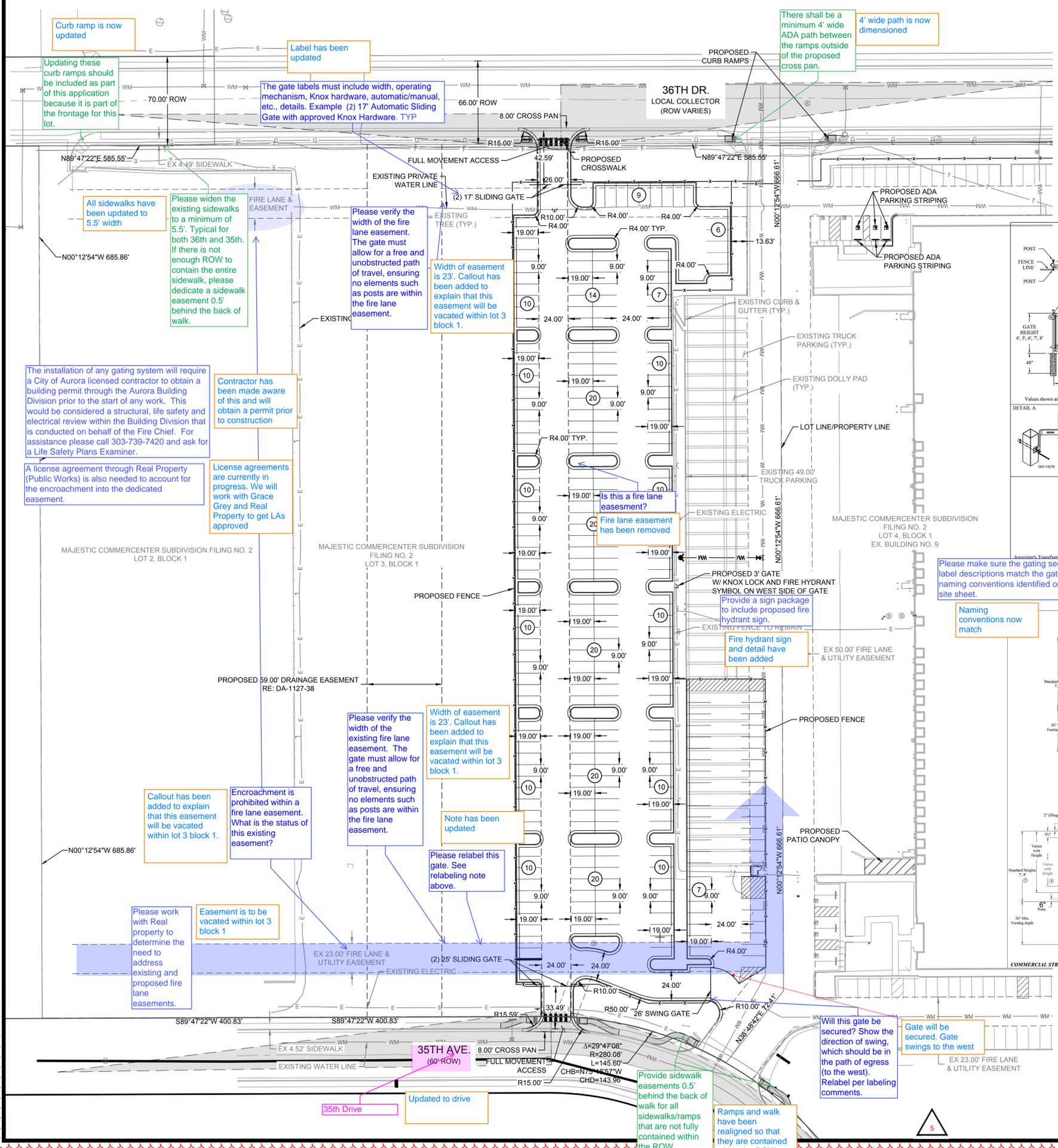
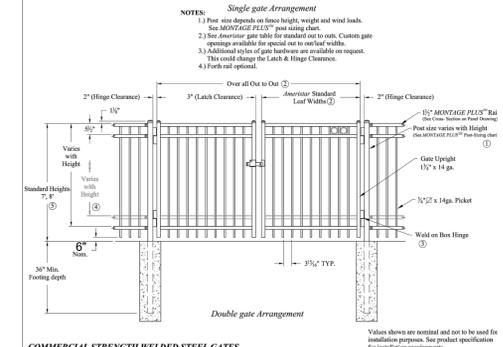
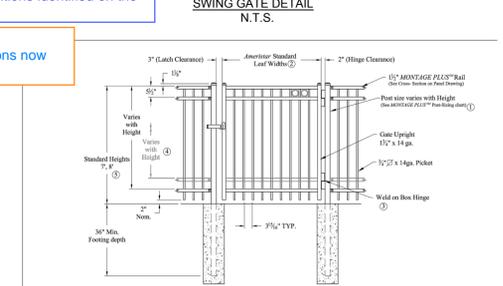
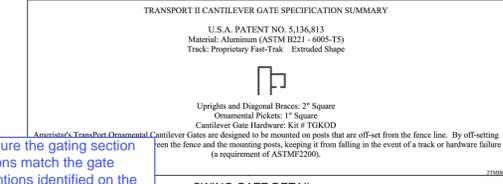
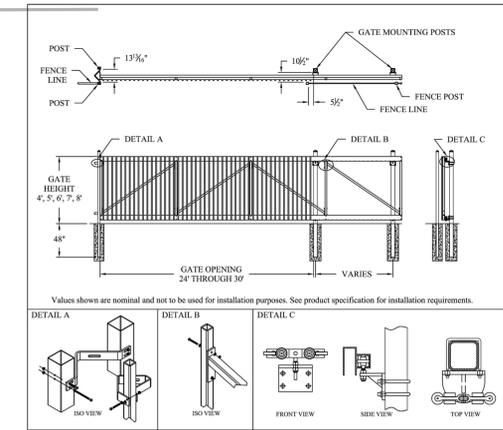
- ALL DIMENSIONS ARE TO FLOWLINE UNLESS NOTED.
- ALL ACCESSIBLE RAMPS SHALL DETECTABLE WARNING PADS PER COA STANDARD DETAIL S9.5.
- PAVEMENT THICKNESS PER GEOTECH REPORT.
- ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL EASEMENTS DEDICATED TO THE CITY OF AURORA SHOWN HEREIN ARE TO BE DEDICATED BY THE PROP PLAT, UNLESS OTHERWISE NOTED.
- ALL MANUAL PRIMARY AND SECONDARY EMERGENCY ACCESS GATES SHALL OPEN BY MEANS OF A KNOX PADLOCK OR OTHER KNOX HARDWARE, AS APPROVED BY CITY OF AURORA.

BENCHMARK

CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M. FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, Q2 S2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2 S89°28'31" 1,321.32'



Curb ramp is now updated

Label has been updated

Updating these curb ramps should be included as part of this application because it is part of the frontage for this lot.

The gate labels must include width, operating mechanism, Knox hardware, automatic/manual, etc., details. Example (2) 17' Automatic Sliding Gate with approved Knox Hardware. TYP

There shall be a minimum 4' wide ADA path between the ramps outside of the proposed cross pan.

4' wide path is now dimensioned

All sidewalks have been updated to 5.5' width

Please widen the existing sidewalks to a minimum of 5.5'. Typical for both 36th and 35th. If there is not enough ROW to contain the entire sidewalk, please dedicate a sidewalk easement 0.5' behind the back of walk.

Please verify the width of the fire lane easement. The gate must allow for a free and unobstructed path of travel, ensuring no elements such as posts are within the fire lane easement.

Width of easement is 23'. Callout has been added to explain that this easement will be vacated within lot 3 block 1.

The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety and electrical review within the Building Division that is conducted on behalf of the Fire Chief. For assistance please call 303-739-7420 and ask for a Life Safety Plans Examiner.

Contractor has been made aware of this and will obtain a permit prior to construction

A license agreement through Real Property (Public Works) is also needed to account for the encroachment into the dedicated easement.

License agreements are currently in progress. We will work with Grace Grey and Real Property to get LAs approved

Is this a fire lane easement? Fire lane easement has been removed

Provide a sign package to include proposed fire hydrant sign. Fire hydrant sign and detail have been added

Please make sure the gating section label descriptions match the gate naming conventions identified on the site sheet. Naming conventions now match

Add gate symbol and gate labels to the legend. TYP

Gates added to legend

Callout has been added to explain that this easement will be vacated within lot 3 block 1.

Encroachment is prohibited within a fire lane easement. What is the status of this existing easement?

Please verify the width of the existing fire lane easement. The gate must allow for a free and unobstructed path of travel, ensuring no elements such as posts are within the fire lane easement.

Width of easement is 23'. Callout has been added to explain that this easement will be vacated within lot 3 block 1.

Note has been updated

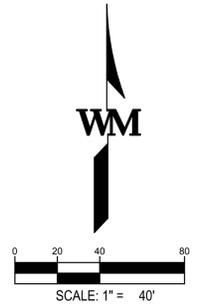
Please work with Real property to determine the need to address existing and proposed fire lane easements. Easement is to be vacated within lot 3 block 1

Will this gate be secured? Show the direction of swing, which should be in the path of egress (to the west). Relabel per labeling comments.

Gate will be secured. Gate swings to the west

Provide sidewalk easements 0.5' behind the back of walk for all sidewalks/ramps that are not fully contained within the ROW.

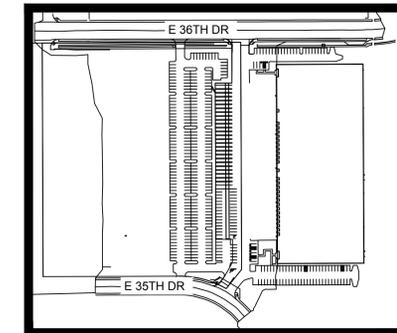
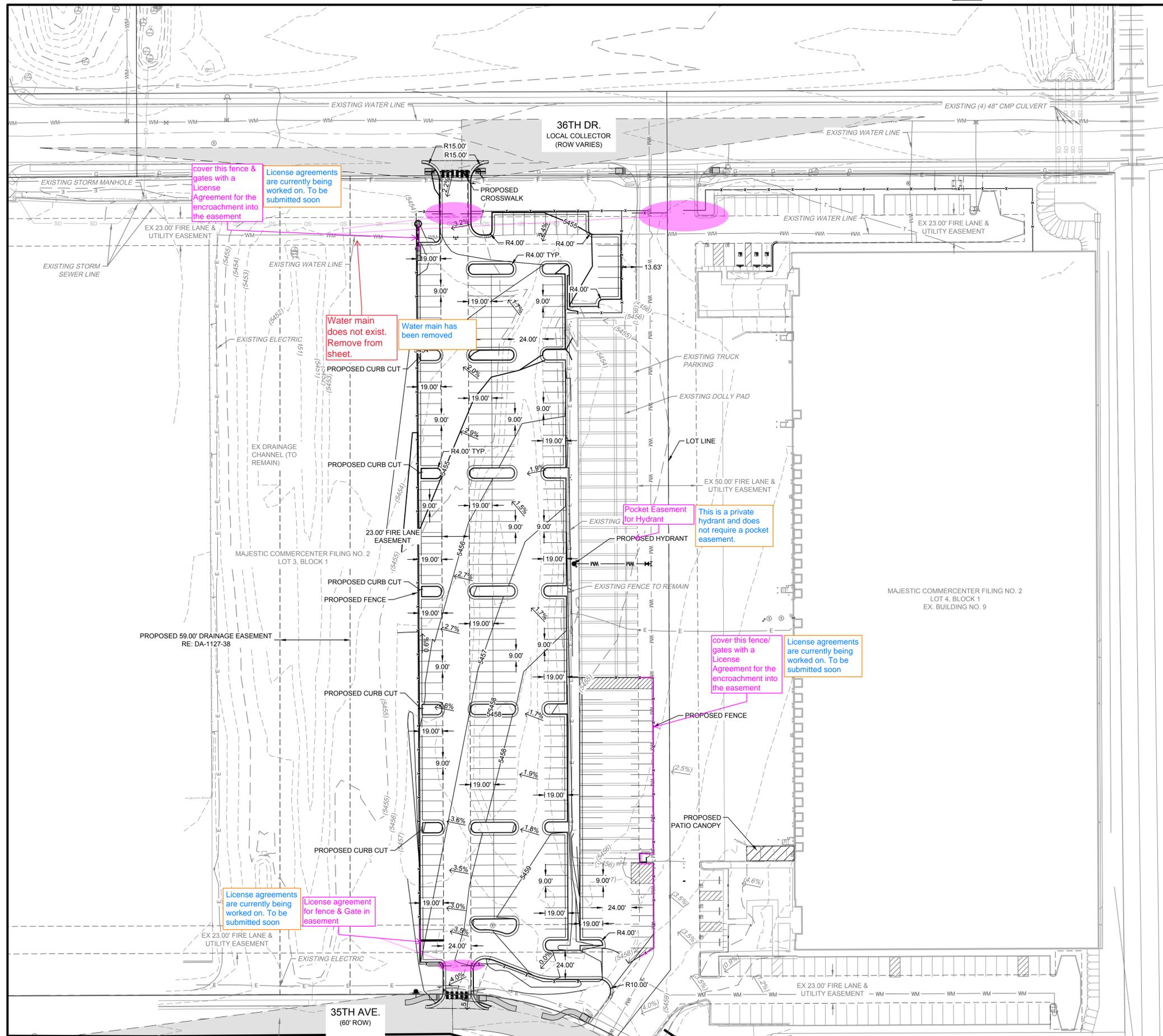
Ramps and walk have been realigned so that they are contained within the ROW



NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	BJH
DESIGNED:	TRS
DATE:	
PLOT DATE:	4/29/22

5



LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

NOTES:

1. ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

BENCHMARK

CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.  
 FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, Q4 S2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2  
 S89°28'31" 1,321.32'

**WARE MALCOMB**  
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FOR AND ON BEHALF  
 OF WARE MALCOMB

MAJESTIC COMMERCCENTER FILING NO. 2  
 BUILDING 9 ADDITIONAL PARKING  
 GRADING PLAN

NO. DATE REMARKS

JOB NO.:  
 PA / PM:  
 DESIGNED:  
 DATE:  
 PLOT DATE: 4/29/22

SHEET

5.1

Sheet of

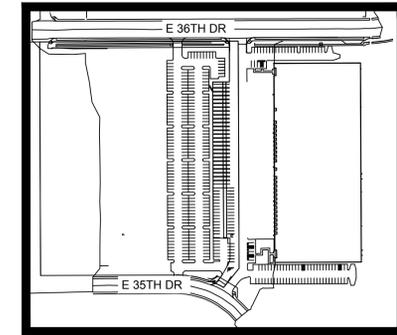
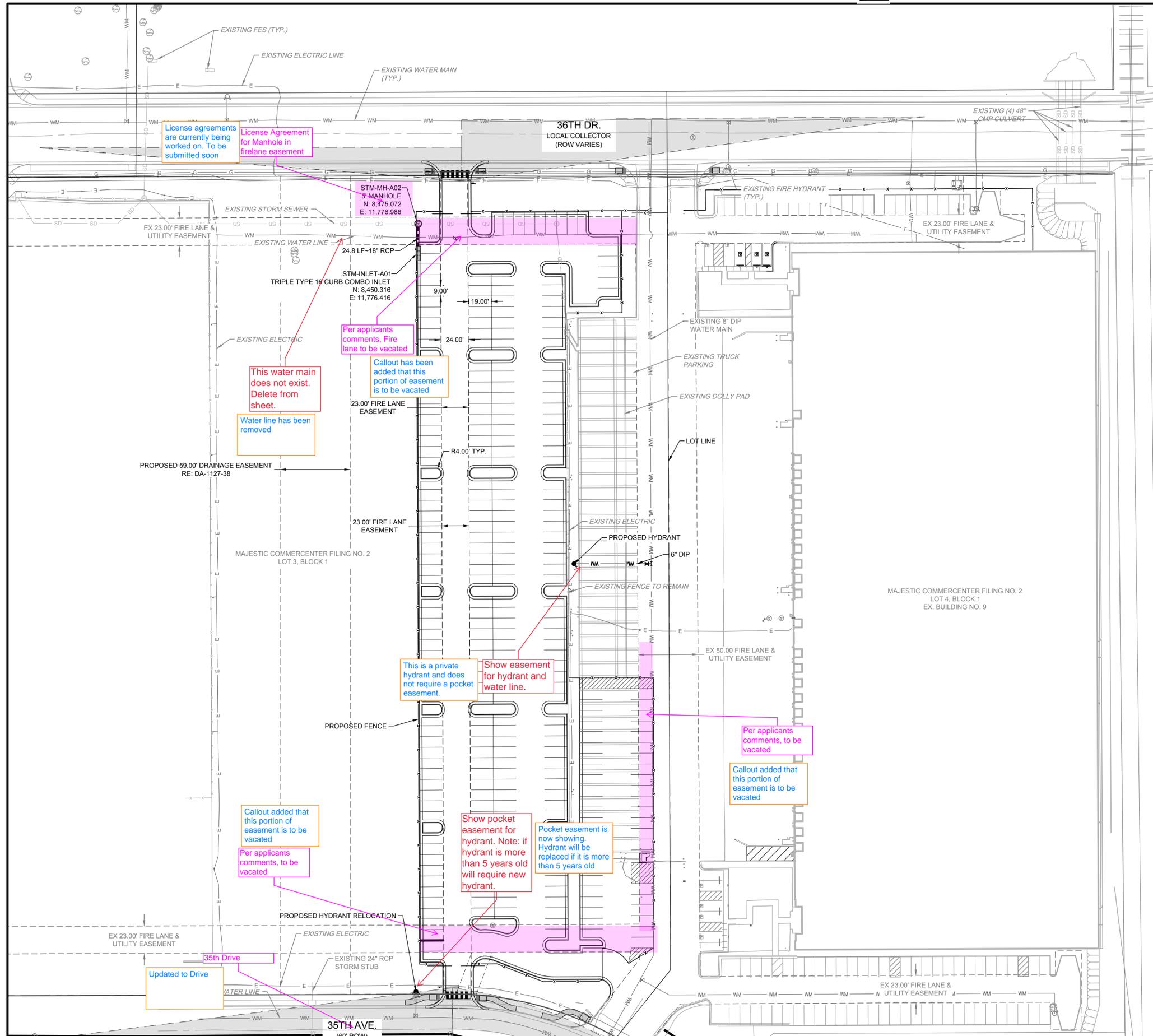
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LEGEND:

- PROPERTY LINE
- UTILITY CROSSING
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM INLET
- PROPOSED SWALE
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED WATER METER
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC LINE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE
- PROPOSED PLUG
- PROPOSED FENCE

NOTES:

- ALL STORM LINES ARE PRIVATE UNLESS OTHERWISE NOTED AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

BENCHMARK

CENTER QUARTER CORNER, SEC 2, T4S, R66W, 6TH P.M.  
 FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY OF AURORA, Q2 T4S, R66W, 1991 LS 19614"

BASIS OF BEARINGS

NORTH LINE EAST HALF SOUTHWEST SEC. 2  
 S89°28'31" 1.321.32'

**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING

900 south broadway  
 suite 320  
 denver, co 80209  
 p 303.561.3333  
 waremalcomb.com

FOR AND ON BEHALF  
 OF WARE MALCOMB

MAJESTIC COMMERCENTER FILING NO. 2  
 BUILDING 9 ADDITIONAL PARKING

UTILITY PLAN

NO. DATE REMARKS

JOB NO.:  
 PA / PM:  
 DESIGNED:  
 DATE:  
 PLOT DATE: 4/29/22

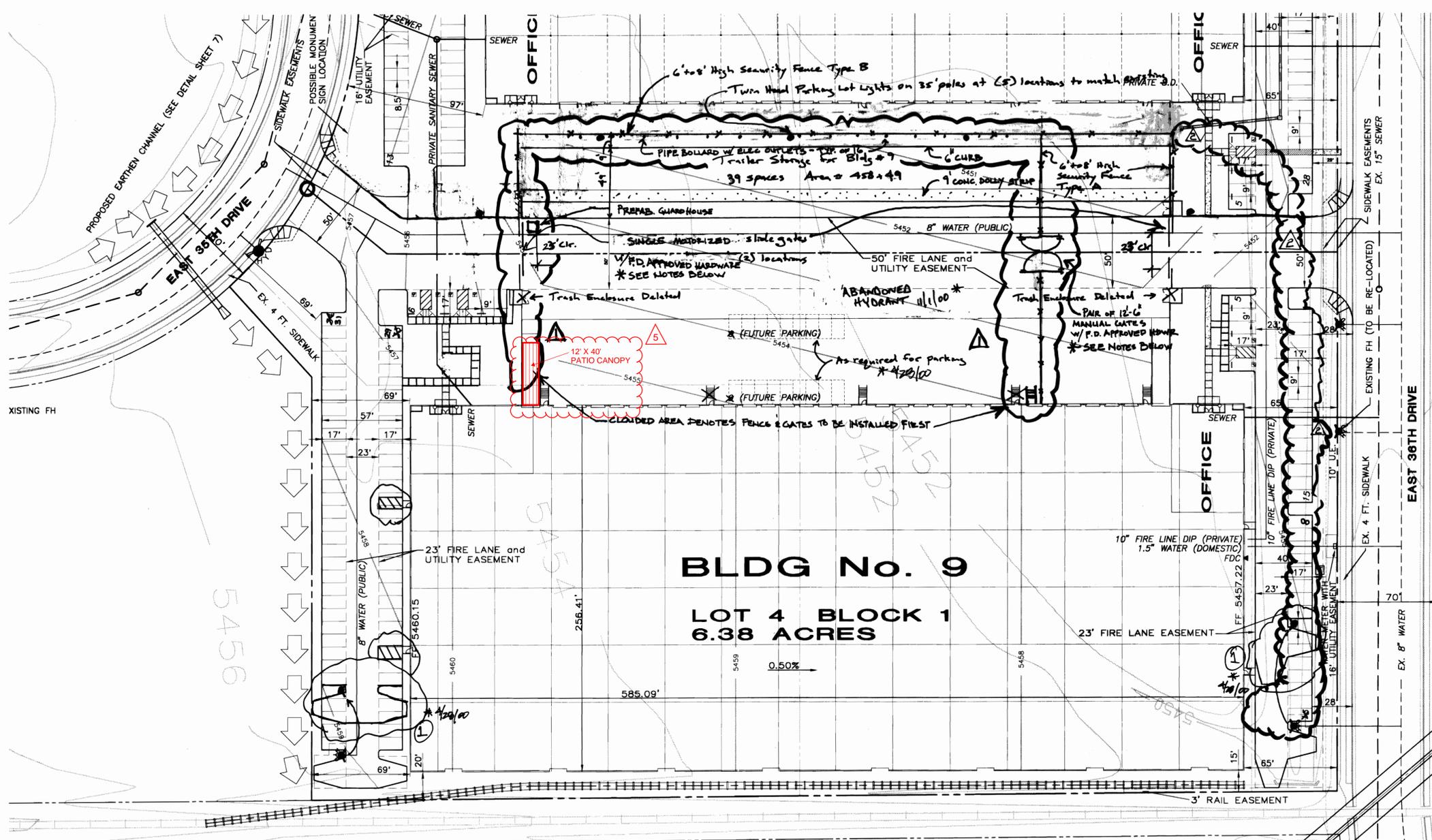
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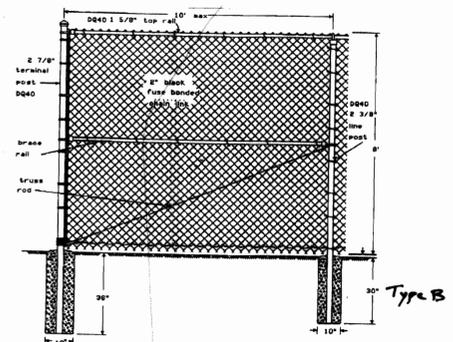
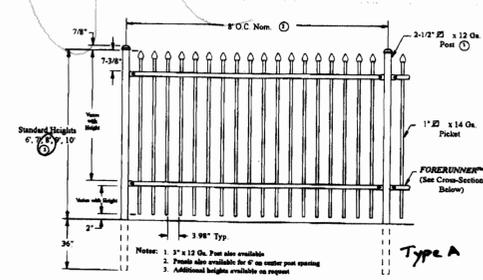
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**Minor Amendment 5-10-2006**  
 Expand trailer parking for Building # 9 onto adjacent vacant lot (future Building #8)  
 Add security fence  
 Add parking lot lights

**MINOR AMENDMENT 9/30/2009 HA-480723 1997-6060-05**  
 - REVISE SIZE OF TRAILER STORAGE PKNG & ADD CONC. DOLLY STMP  
 - ADD EAST/WEST FENCE LINE AND GATES  
 - ADD GUARDHOUSE  
 - ADD EXTERIOR STAIR & BLDA 9  
 - ADD PIPE BOLLARDS w/ELEC. OUTLETS ALONG WEST FENCE



**\* MYLAR CHANGES**

① <sup>4/20/00</sup> Reconfigure parking for water detention purposes. April 28, 2000

② Abandon and relocate fire hydrant as illustrated.

③ Mylar Change 8/5/11  
 Extend fence to enclose north parking lot. See RSN 615506

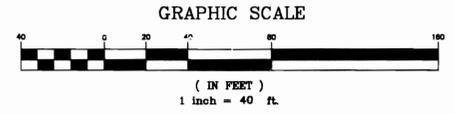
**\* GATE OPERATING REQ' TS**

A. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, OR ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF: A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; C) AN ELECTRICAL OR BATTERY BACK-UP SYSTEM THAT OPENS THE GATE ON THE LOSS OF THE PRIMARY ELECTRICAL POWER; AND D) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE).

B. SITE PLAN APPROVAL BY THE PLANNING DEPARTMENT IS NOT CONSIDERED BUILDING DIVISION APPROVAL FOR THE INSTALLATION OF ANY GATING SYSTEM. A SEPARATE APPROVED BUILDING PERMIT IS REQUIRED.

C. BOTH THE SWINGING AND SLIDING GATES, AND ADJACENT FENCE SUPPORT POSTS, WHEN IN THE FULL OPEN POSITION, SHALL NOT ENCRoACH INTO THE REQUIRED 23' MINIMUM GATE OPENING WIDTH.

**NOTE: PARKING LOT SURFACE TO BE A.C. PAVING ON BASE**  
**NOTE: FOUR (4) MONUMENT SIGNS SHALL BE ALLOWED PER BUILDING. ACTUAL LOCATIONS SHALL BE DETERMINED AND APPROVED AT THE TIME OF TENANT IMPROVEMENTS.**

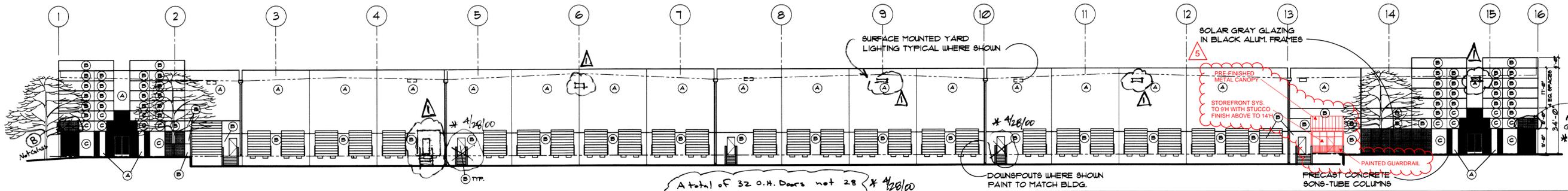


**MAJESTIC REALTY CO.**  
 20100 East 32nd Place Suite 150  
 Aurora, CO 80011  
 Office (303) 371-1400 Fax (303) 371-0600

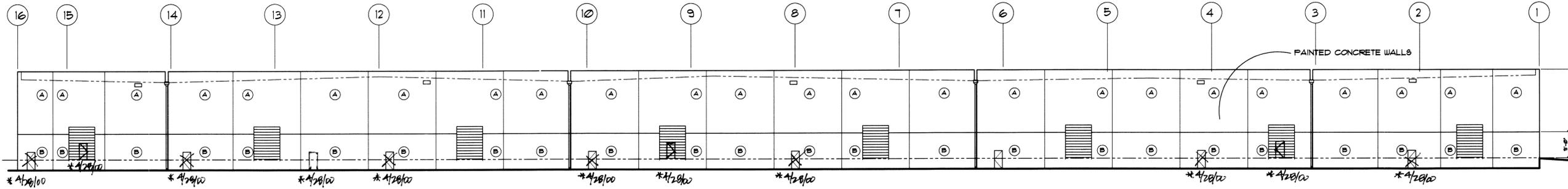
**P-O-A-MAJESTIC**  
**PARDUE, CORNWELL & ASSOCIATES, INC.**  
 Planning • Engineering • Surveying  
 161 KALAMUS DRIVE SUITE C-230  
 COSTA MESA, CA 92626  
 (714) 241-3400

**MAJESTIC COMMERCCENTER PHASE II**  
**AURORA, COLORADO**  
**SITE PLAN BUILDING NO. 9**

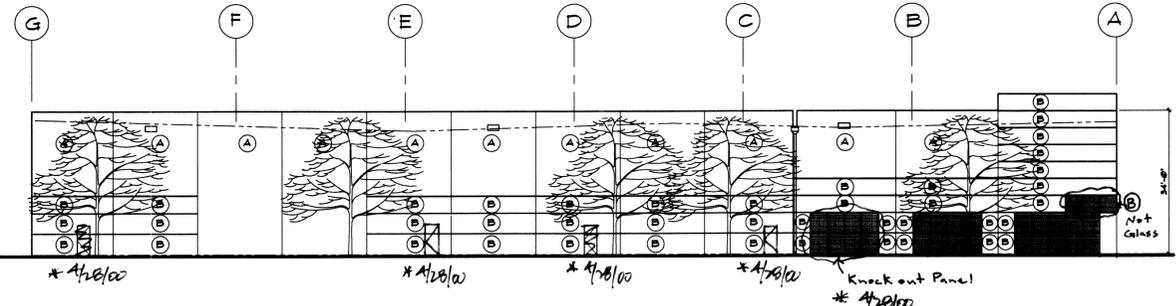
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 JOB NO. **4670**  
 SHEET NO. **6**  
 OF 11 SHEETS



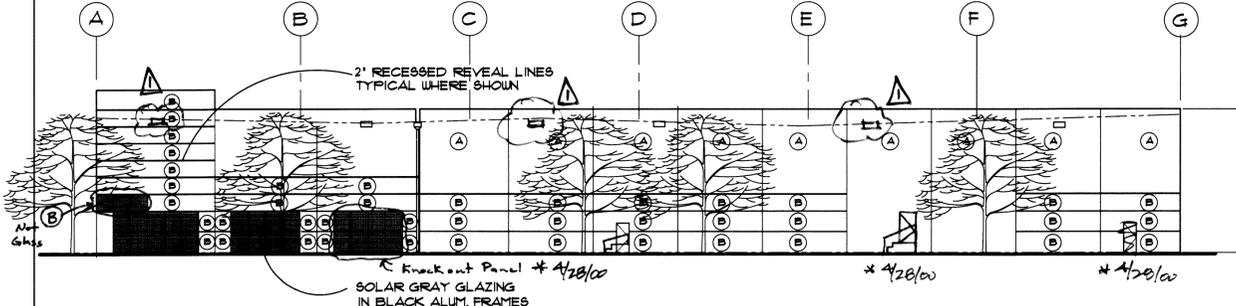
**BLDG. NO.9 - WEST ELEVATION**



**BLDG. NO.9 - EAST ELEVATION**



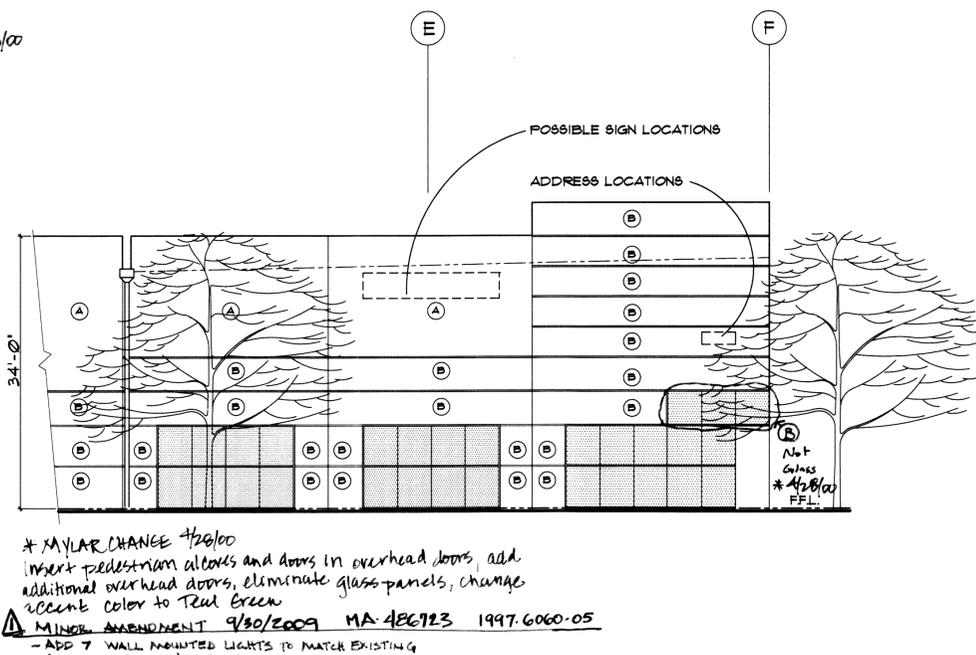
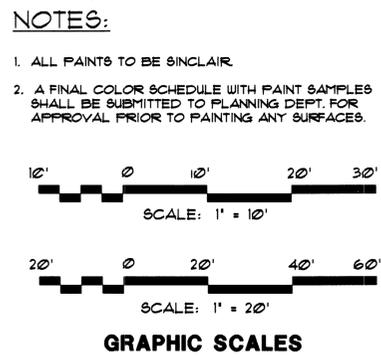
**BLDG. NO.9 - NORTH ELEVATION**



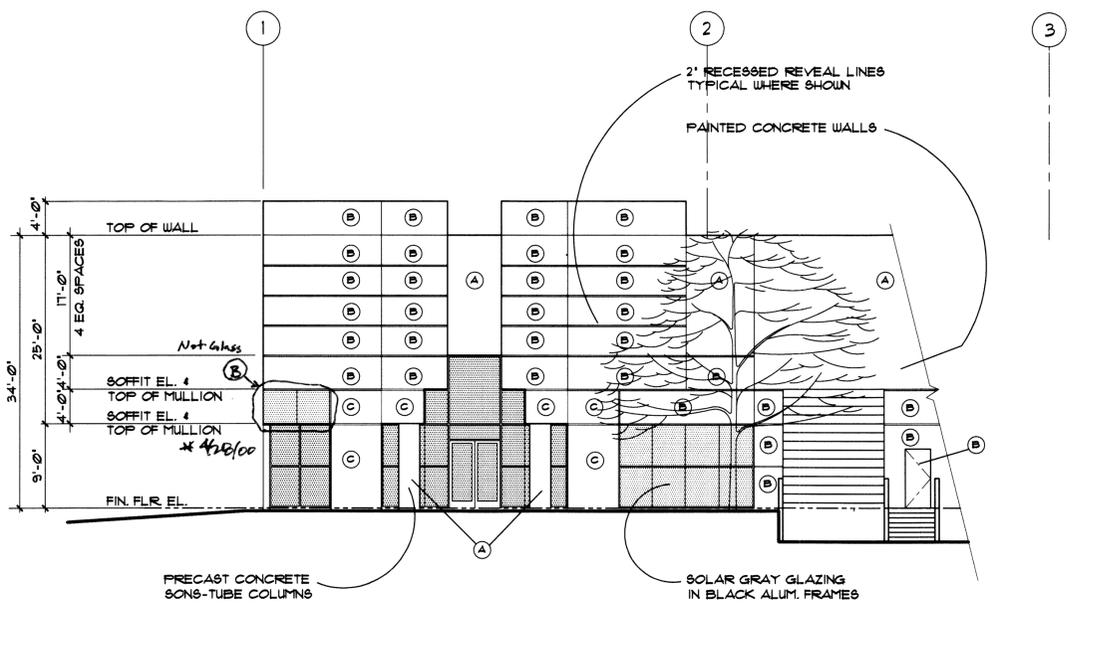
**BLDG. NO.9 - SOUTH ELEVATION**

**FINISH AND COLOR SCHEDULE**

SYMBOL	MATERIAL/FINISH	COLOR
(A)	PAINT	UG9055
(B)	PAINT	UG9058
(C)	PAINT	CH202 SIN 8683 * 4/26/00



**BLDG. NO.9 - ENTRY ELEVATION**



**BLDG. NO.9 - ENTRY ELEVATION**

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 The acceptance of this drawing will be construed as an acknowledgment of the accuracy of the information and to the drawings of Commerce Construction Co., L.P.

NO.	DATE	BY	REVISIONS

**COMMERCE CONSTRUCTION CO., L.P.**  
 13191 Crossroads Parkway North  
 Sixth Floor  
 City of Industry, California 91746-3497  
 Telephone: (562) 699-0453  
 License No. 23329

**BUILDING 9 - ELEVATIONS**  
**BUILDINGS 6, 7, 8 & 9**  
**MAJESTIC COMMERCENTER**  
 E 35th DRIVE, AURORA COLORADO

DRAWN BY DATE  
 RR 8-22-97  
 JOB NO.  
**4670**  
 SHEET NO.  
**11**  
 OF 11 SHTS.

4/26/00 (M) 9/30/2009

MAJESTIC COMMERCENTER PH. 2 97-6060-1

HELLO FRESH

PATIO COVER

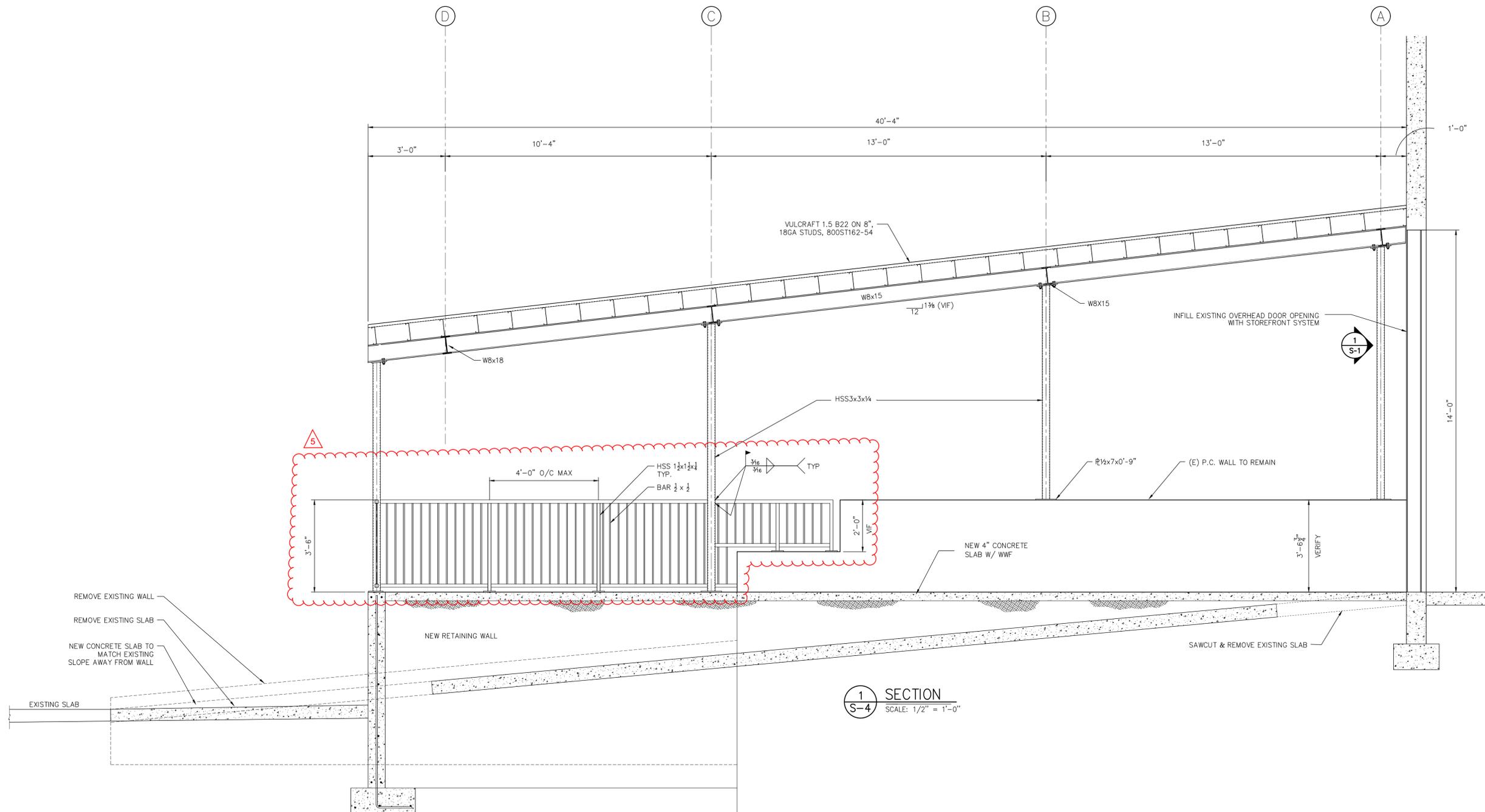
20761 E. 35TH DRIVE  
AURORA, COLORADO

BRIAN SEYFERTH & ASSOCIATES, INC.



PROFESSIONAL ENGINEER

5583 South Prince Street  
Littleton, Colorado 80120  
Phone: (303) 797-7772  
Fax: (303) 797-7773



NUMBER	DATE	ISSUE
1	8/31/21	REVIEW

PROJECT NUMBER: 21372

DRAWN BY: CDC

CHECKED BY:

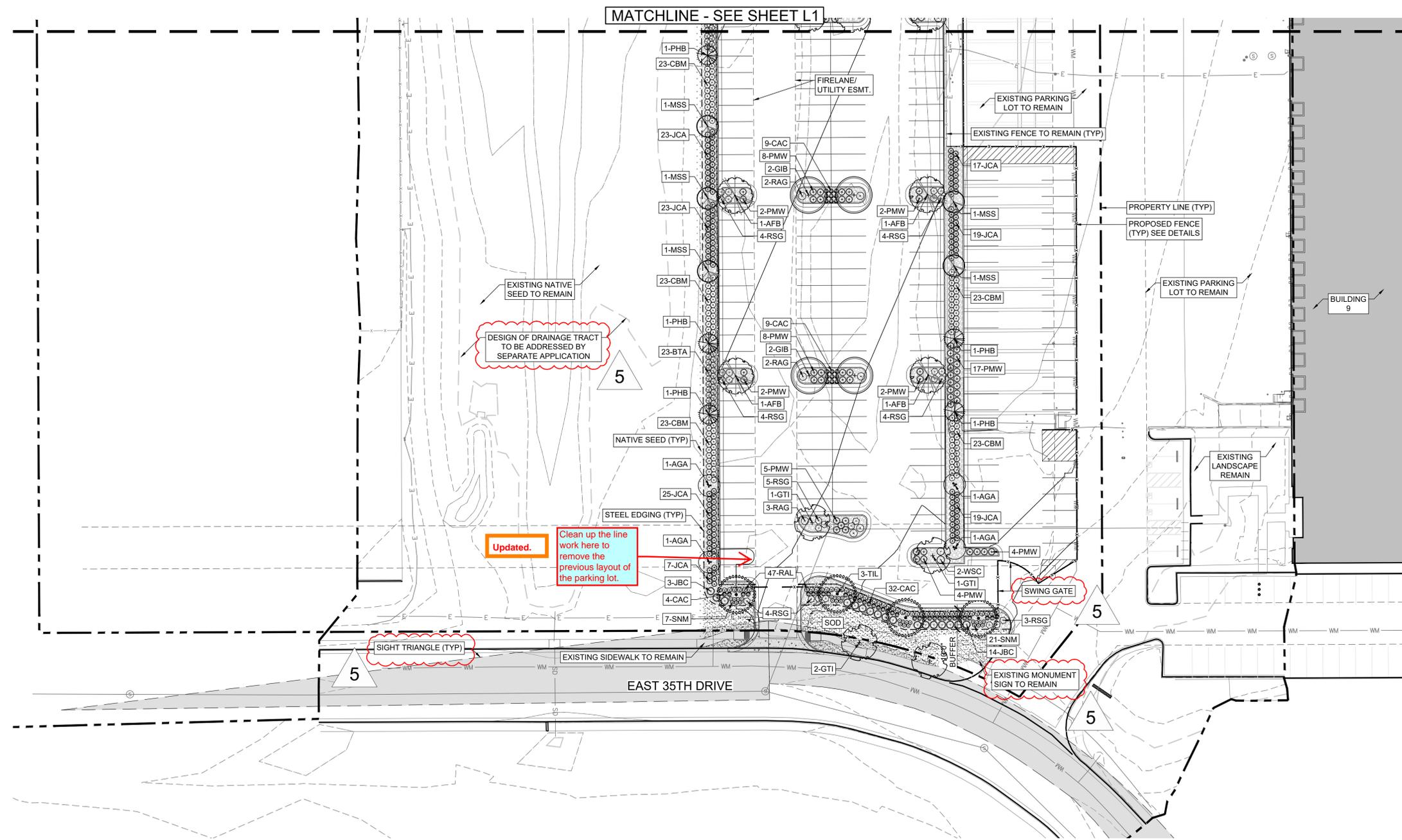
SHEET TITLE  
SECTIONS

SHEET NUMBER

**S-4**



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- ### LEGEND
- DECIDUOUS TREES
  - EVERGREEN TREES
  - ORNAMENTAL TREES
  - SHRUBS
  - PERENNIALS
  - SOD  
5,648 S.F.
  - NATIVE SEED  
2,080 S.F.
  - ROCK MULCH  
18,200 S.F.
  - STEEL EDGER 970 L.F.
  - ORNAMENTAL FENCE
  - LIMITS OF LANDSCAPE DISTURBANCE
  - SANITARY LINE
  - WATER LINE
  - STORMWATER LINE
  - PROPERTY LINE
  - EX. MINOR CONTOUR
  - EX. MAJOR CONTOUR
  - PROP. MINOR CONTOUR
  - PROP. MAJOR CONTOUR
  - SIGHT TRIANGLE
  - FIRE HYDRANT
  - SIGN

**GENERAL NOTES:**

- ALL PLANTING BEDS SHALL HAVE 1 1/2" ANGULAR GRANITE ROCK MULCH PLACED A MINIMUM OF 3" DEEP WITH LANDSCAPE FABRIC.

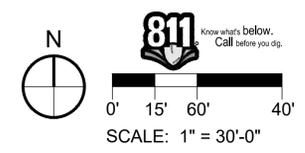
2953 s paoria st  
suite 101  
aurora, co 80014  
p 303.770.7201  
thkassoc.com

FOR AND ON BEHALF OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING  
LANDSCAPE PLAN

NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	3/07/22



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PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AFB	14	Acer X freemani Autumn Blaze / Autumn Blaze Maple	2.0" Cal.	Single Stem B&B	Med.
	GIB	8	Ginkgo biloba 'Autumn Gold' / Maidenhare Tree	2.0" Cal.	Single Stem B&B	Med.
	GTI	23	Gleditsia Triacanthos Inermis Imperial / Imperial Honeylocust	2.0" Cal.	Single Stem B&B	Low
	TIL	9	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	2.0" Cal.	Single Stem B&B	Med.
TOTAL		54				
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PNA	8	Pinus nigra 'Hornbrookiana' / Dwarf Austrian Pine	8' Height	B&B	Low/Med
	PHB	11	Pinus heldreichii / Bosnian Pine	6' Height	B&B	Low
TOTAL		19				
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	AGA	6	Amelanchier X Grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	2.0" Cal.	6' Height	Low
	MSS	8	Malus x 'Spring Snow' / Spring Snow Crabapple	6' Height	Single Stem B&B	Low
TOTAL		14				
MEDIUM DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	BTA	69	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	5 gal	Cont.	Low
	CBM	186	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Spirea	5 gal	Cont.	Low
	RSG	77	Perovskia atriplicifolia / Russian Sage	5 gal	Cont.	Low
	RAG	76	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal	Cont.	Low
	RAL	106	Ribes alpinum / Alpine Currant	5 gal	Cont.	Low
	WSC	8	Prunus besseyi / Western Sand Cherry	5 gal	Cont.	Low
TOTAL		453				
TALL DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	PCC	7	Prunus x cistena / Cistena Plum	5 gal		Med.
TOTAL		7				
MEDIUM EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	JBC	41	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper	5 gal	Cont.	Low
	JCA	225	Juniperus chinensis 'Armstrongii' / Armstrong Juniper	5 gal	Cont.	Low
	PMW	96	Pinus mugo 'Whitebud' / White Bud Mugo Pine	5 gal	Cont.	Low
TOTAL		361				
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	CAC	118	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	Cont.	Xeric
TOTAL		120				
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	TYPE	WATER USAGE
	SNM	42	Salvia nemorosa 'May Night'	1 gal	Cont.	Xeric
TOTAL		42				
GROUND COVERS				CONT	TYPE	WATER USAGE
		7,483 SF	Sod - RTF Sod, or approved equal			Med.
		2,080 SF	Native Seed Mix - Low Grow Mix, or approved equal			Low
		17,870 SF	1 1/2" Angular Granite Rock Mulch (3" deep) w/ Landscape Fabric, or approved equal			N/A

**TABLE OF CURBSIDE LANDSCAPE**

DESCRIPTION	LENGTH	NOTES	TREES REQUIRED (1 / 40')	TREES PROVIDED
E 36th DRIVE	585'	---	15	15
E 35th DRIVE	113'	---	3	3

REQUIREMENTS SET FORTH BY THE CITY OF AURORA

5

**STREET FRONTAGE**

DESCRIPTION	LENGTH	WIDTH REQUIRED	WIDTH PROVIDED	REQUIRED / PROVIDED	
				TREES (1 / 40 LF)	SHRUBS (10 / 40 LF)
STREET FRONTAGE, E 36th DRIVE (NORTH)	170'	10'	10'	5/5	43 / 86
STREET FRONTAGE, E 35th DRIVE (SOUTH)	168'	10'	10'	4/4	42 / 61
PARKING LOT ISLANDS	N/A	9'	9'	31/30	186/196*

REQUIREMENTS SET FORTH BY THE CITY OF AURORA  
\*TREE EQUIVALENT USED. 1 TREE = 10 SHRUBS.

5

**GENERAL NOTES**

- THE LANDSCAPING SHOWN ON THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPROVEMENTS TO BE INSTALLED BY THE DEVELOPER, SUCCESSORS, OR ASSIGNS.
- ALL TREES SHALL BE A MINIMUM OF 10' FROM EXISTING WATER LINE OR IRRIGATION MAINLINE (IF POSSIBLE).
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
- NO SLOPES TO EXCEED 3:1

**CITY OF AURORA STANDARD NOTES AND TABLES**

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF AREA MINIMUM.
- SURFACE MATERIALS OF WALKS AND PLAZAS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN UPON COMPLETION OF THE EXPANDED PARKING LOT, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCRUCH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10.

5

**MAJESTIC LANDSCAPE NOTES**

- THE LANDSCAPE PLAN PROVIDED FOLLOWS CITY OF AURORA LANDSCAPE ORDINANCE AND REQUIREMENTS AND THE MAJESTIC COMMERCENTER MASTER PLAN DATED 2020.

**SOD INFORMATION**

RTF SOD, OR APPROVED EQUAL  
AVAILABLE THROUGH: GREEN VALLEY TURF CO.  
13159 N. US HIGHWAY 85  
LITTLETON, CO 80125  
P: 303.798.6764  
WEB: WWW.GVT.NET

**EDGER INFORMATION**

RYERSON 4" AND 6" ROLL TOP EDGING  
AVAILABLE THROUGH: RYERSON  
P: 855.793.7766  
P: WWW.RYERSON.COM

**NATIVE SEED INFORMATION**

LOW GROW MIX:  
30% EPHRAIM CRESTED WHEATGRASS  
25% SHEEP FESCUE  
20% PERENNIAL RYE  
15% CHEWINGS FESCUE  
10% CANADA BLUE GRASS  
SEEDING RATE:  
DRYLAND - 20-25 LBS/AC  
AVAILABLE THROUGH: ARKANSAS VALLEY SEED, INC.  
4300 MONACO STREET  
DENVER, CO 80216  
P: 303.320.7500  
WEB: WWW.AVSEEDS.COM

**associates, inc.**  
 2953 s paoria st  
 suite 101  
 aurora, co 80014  
 p 303.770.7201  
 thkassoc.com

FOR AND ON BEHALF OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2  
**BUILDING 9 ADDITIONAL PARKING**  
 LANDSCAPE NOTES

NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
PA / PM:	JG
DESIGNED:	WP
DATE:	
PLOT DATE:	3/07/22

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suite 101  
aurora, co 80014  
p 303.770.7201  
thkassoc.com

FOR AND ON BEHALF OF WARE MALCOMB

AURORA BUSINESS CENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING  
FINAL LANDSCAPE AND TREE PROTECTION NOTES & DETAILS

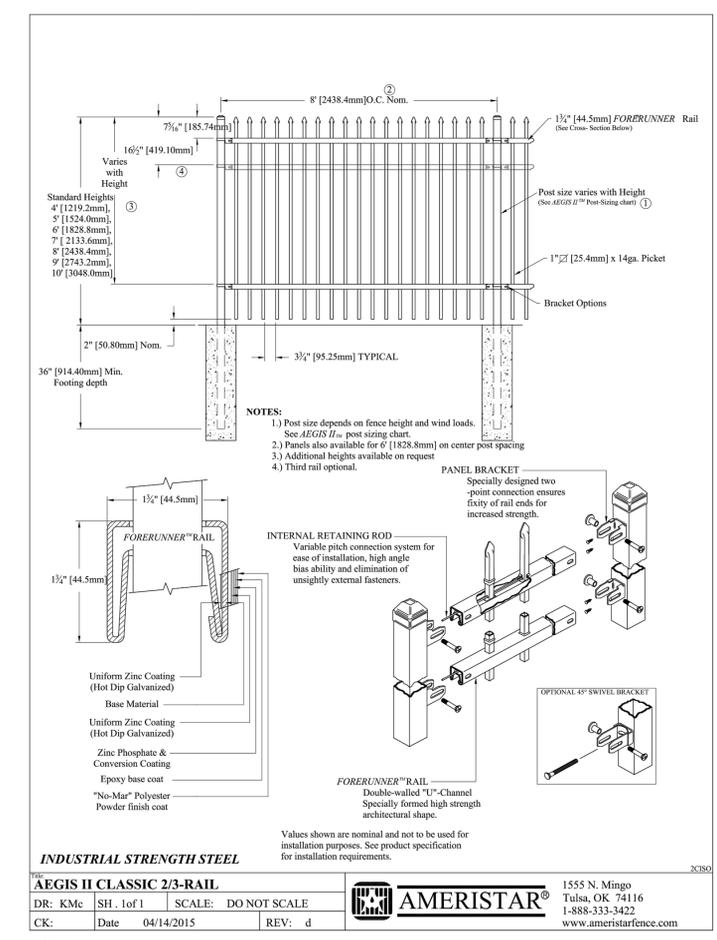
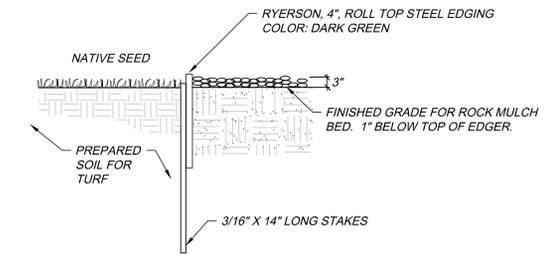
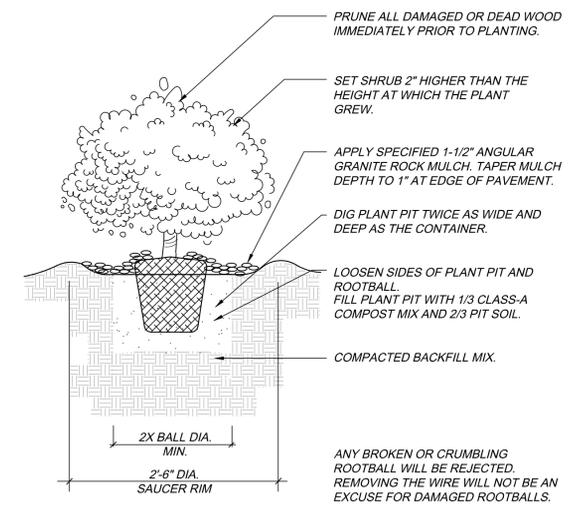
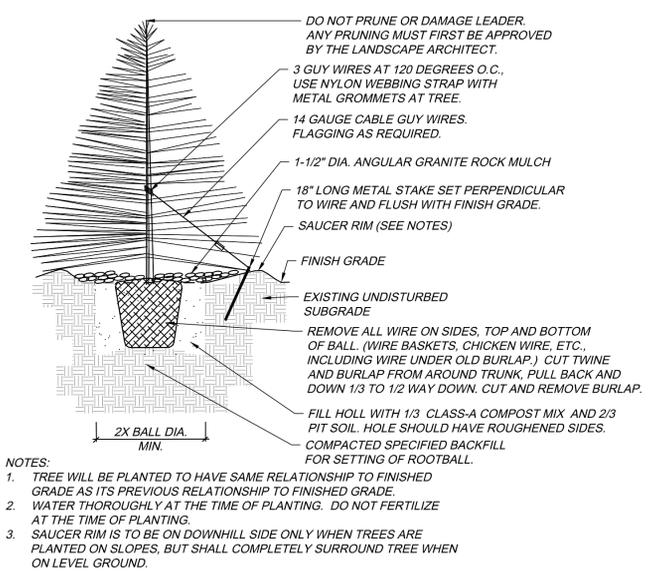
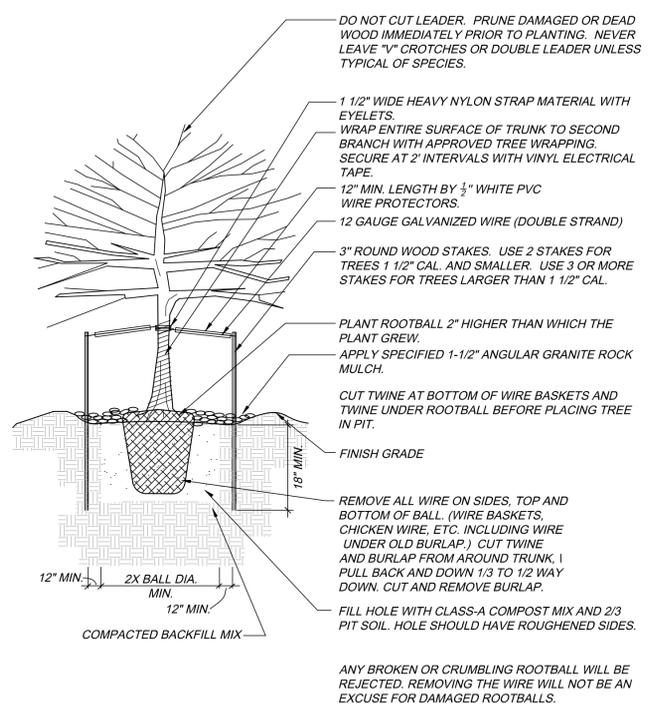
NO.	DATE	REMARKS

JOB NO.:	DCS21-4086
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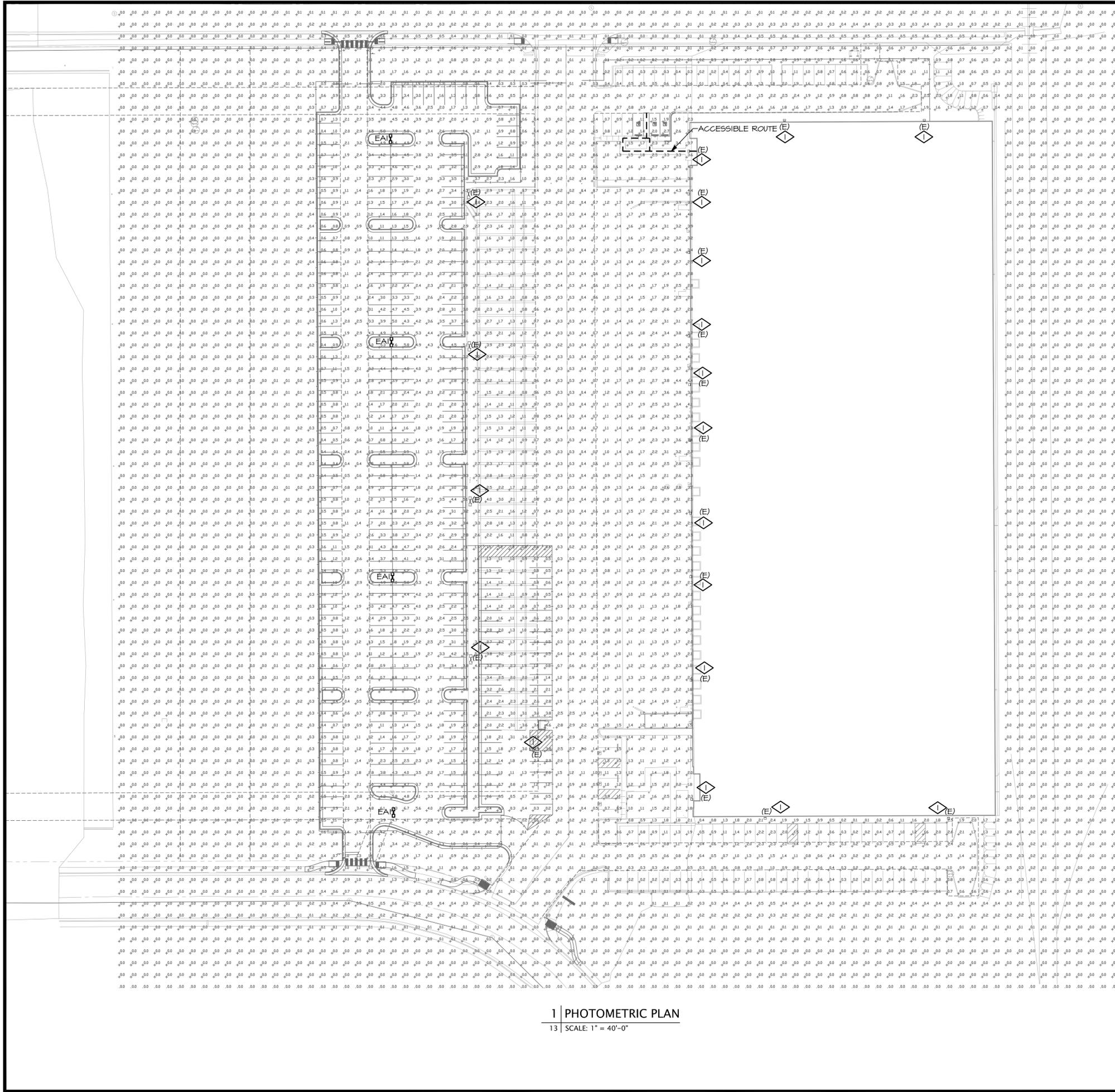
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5

5



**LIGHTING FIXTURES**

A  $\square$  LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES, SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH.

$\square$  EXTERIOR WALL MOUNTED LUMINAIRE

$\square$  EXTERIOR AREA LIGHT

**GENERAL NOTES**

A. ALL LIGHTING FIXTURES ARE FULL CUT OFF WITH SHIELDS TO PREVENT GLARE AND LIGHT TRESPASS UNLESS OTHERWISE NOTED.

B. THE PHOTOMETRIC GRID IS NO GREATER THAN TEN (10) FEET BY TEN (10) FEET AND PROVIDES LIGHTING LEVELS DIRECTLY UNDER THE FIXTURES.

C. ALL LIGHTING SHALL BE CONTROLLED VIA PHOTOCELL/TIMECLOCK. LIGHTING SHALL REMAIN ON FROM DUSK TILL CLOSE OF BUSINESS, UNLESS OTHERWISE INDICATED.

D. ILLUMINANCE VALUES SHOWN ARE AT GRADE AND SHOULD BE CONSIDERED INITIAL USING A LIGHT LOSS FACTOR OF 1.0.

**KEYNOTE LEGEND**

KEY VALUE

$\diamond$  E

I. LIGHT FIXTURE IS EXISTING TO REMAIN. LIGHT FIXTURE IS FULL CUT-OFF TYPE.

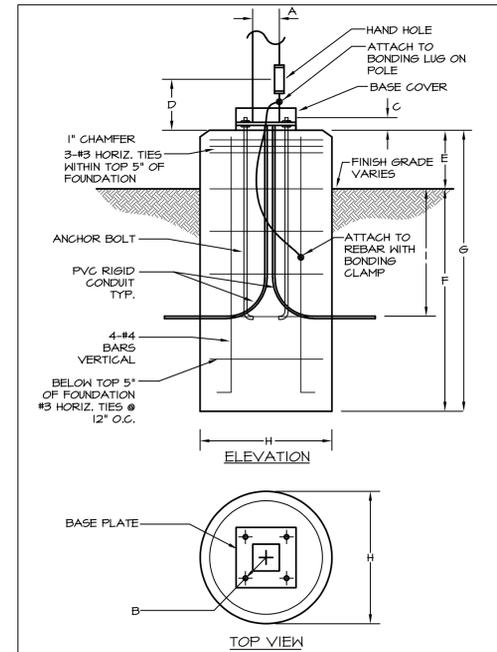
**Statistics**

Description	Symbol	Avg	Min	Max	Min/Max	Asp/Min
NEW PARKING LOT	X	2.18	7.01	0.41	38.81	5.31
ACCESSIBLE ROUTE	+	1.16	4.01	1.11	3.61	1.51
WHOLE SITE	+	0.76	8.31	0.01	N/A	N/A

1 | PHOTOMETRIC PLAN  
13 | SCALE: 1" = 40'-0"

LIGHTING FIXTURE SCHEDULE													
TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	QTY	WATT	SOURCE	MAX WATTS	LUMEN OUTPUT	DIMMING	FIXTURE FINISH	MOUNTING INFORMATION	NOTES
EA1	TYPE T4FT, DUAL HEAD AREA LIGHT FULL CUTOFF, LED	MCGRAW-EDISON	GLEDN-AF-04-LED-EI-T4FT-8030	480	2	225	LED 3000/60	450	51298	N/A	---	LOCATION: REF RFD/DFH POLE GROUND 25'-0" BOF	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, DFH - OVERALL FIXTURE HEIGHT, AFF(AGF) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA			D	E	F	G	H	I
			B	SIZE	C						
EA1	25'0"	4"	PER MANUFACTURER			2'0"	6'0"	96"	24"	36"	

**2 POLE BASE DETAIL**  
SCALE: NONE

### McGraw-Edison

**DESCRIPTION**  
The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and ULULUL Listed for wet locations.

**CONSTRUCTION FEATURES**  
**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent-pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.  
**Optics**  
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

**Electrical**  
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 50Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 15kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 80% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).  
**Mounting**  
**STANDARD ARM MOUNT:**  
Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

**Finish**  
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against face and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

**Warranty**  
Five-year warranty.

**1-10 Light Squares Solid State LED AREA/SITE LUMINAIRE**

**CERTIFICATION DATA**  
3G Vibration Rated  
DesignLights Consortium® Qualified®  
Dark Sky Approved (S00K CCT and warmer only)  
IEEE 802  
ISO 9001  
UL79 (LMC Compliant)  
ULULUL (UL Location Listed)

**ENERGY DATA**  
Electronic LED Driver  
40.0 Power Factor  
20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V, 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

**COOPER** Lighting Solutions

**www.designlights.org**

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**1 TYPE EA1**  
SCALE: N.T.S.

MAJESTIC COMMERCENTER FILING NO. 2  
BUILDING 9 ADDITIONAL PARKING

PHOTOMETRIC DETAILS

NO.	DATE	REMARKS

JOB NO.:	
PA / PM:	
DESIGNED:	
DATE:	04/20/2022
PLOT DATE:	4/20/22